



'Our Focus Determines Your Reality'



Mountfield Place  
Howland Road  
Marden, Kent  
TN12 9ET



Entrance Hall \* Sitting Room \* Dining Room \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Three further Bedrooms  
Family Bathroom

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Enclosed Garden with Terrace \* Garage \* Off Road Parking



## ONE OF THREE EXECUTIVE HOMES IN PRIVATE CLOSE

This delightful detached property is set in a private road of just three executive properties within a short walk of the mainline station at Marden.

Presented in immaculate order throughout, the accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace and doors to the garden, a dining room, a study with doors to the garden, double aspect kitchen/breakfast room, utility room and cloakroom on the ground floor. Stairs lead to an impressive landing on the first floor which accommodates a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Occupying the left hand corner of Mountfield Place the brick driveway leads to the garage, a gate to the garden and the front door it provides additional parking. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace and mature flower and shrub beds.



## MARDEN

Marden provides local stores for all the day to day necessities including hairdressers, post office and pharmacy. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and various sporting facilities.

## SCHOOLS AND CONNECTIONS

As well as Cranbrook School and the local primary school, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally.

A mainline station offers fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes.



**Energy Performance Certificate**

Totnam House, Howland Road, Marden, TONBRIDGE, TN12 9ET

Dwelling type: Detached house Reference number: 0090 2866 7360 0321 1335  
 Date of assessment: 25 August 2019 Type of assessment: RDSAP, existing dwelling  
 Date of certificate: 25 August 2019 Total floor area: 145 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 2,376**

**Over 3 years you could save: £ 456**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 382 over 3 years	£ 382 over 3 years	
Heating	£ 1,247 over 3 years	£ 1,203 over 3 years	You could save £ 456 over 3 years
Hot Water	£ 447 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 2,476</b>	<b>£ 2,490</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

See page 3 for a full list of recommendations for this property.

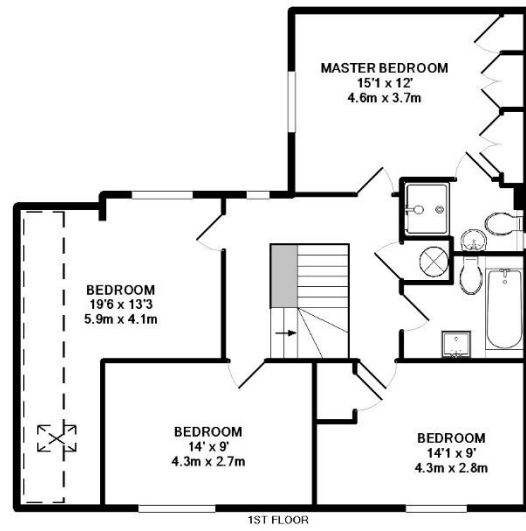
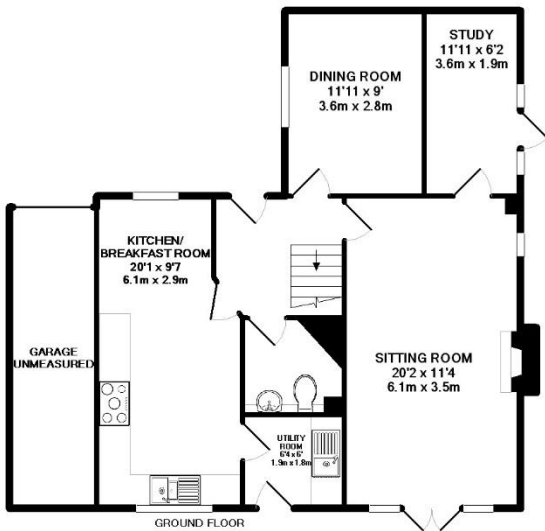
**Recommended measures**

	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£800 - £1,200	£ 111
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 249
3. Solar water heating	£4,000 - £6,000	£ 123

See page 3 for a full list of recommendations for this property.

**Top actions you can take to save money and make your home more efficient**

1. Floor insulation (suspended floor) £800 - £1,200 £ 111  
 2. Replace boiler with new condensing boiler £2,200 - £3,000 £ 249  
 3. Solar water heating £4,000 - £6,000 £ 123



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage) 1,500.5SQ.FT. (139.4SQ.M)  
 (not to scale - for layout purposes only)  
 (no guarantee is given to the square footage of the property, the figure given is for initial guidance only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual contents and measurements shown here are not intended to be a contract.

## SERVICES

Mains electricity, gas, water and drainage.

Maidstone Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)